

Hillsboro Cove Condominium Association
ANNUAL MEETING/ELECTION OF BOARD MEMBERS
FEBRUARY 16, 2011

President Lou Buscemi opened the Annual Meeting at the Deerfield Chamber of Commerce at 7:00pm. He noted that the Association documents mandate that an impartial person chair the meeting. Bob Rae moved to elect Betty Ann Weinstein as Chair until Bob Lorang returned from a maintenance call. Mary Ellen Palenchar seconded, and the vote carried.

Betty Ann then asked Joe DiCarlo, Co-chair of the Election Committee, to certify that a quorum for the meeting had been achieved. He so certified, and Betty Ann called the meeting to order at 7:10. Next she asked for volunteers to serve as Inspectors of Election. The following did so: Bill Burns (CH), Nancy Marchione (CH), and Geraldine Shallo (CH). The Chair then advised that the Election Committee open and count the ballots.

Next the Secretary called the roll. All Board Members were present: Lou Buscemi, Bob Rae, Sara Bridger, David Locke, Iris Leipic, Mary Ellen Palenchar, and Dick Martin. The Secretary then verified that the notice of the meeting had been posted and mailed to all residents at least 60 days in advance and that an affidavit to this effect would be attached to the minutes. The Chair asked for a motion to accept the minutes of the previous Annual Meeting, February 17, 2010, without being read. Mary Ellen Palenchar so moved, Sara Bridger seconded, and the motion carried.

The following Directors gave reports. Sara Bridger reported that the budget was "in good shape" but very, very tight. She noted that four residents were in arrears on their payments but that there was no reason for "the rest of us to chip in" so far. David Locke reported that he and Dick Martin were looking into the concrete restoration needed on the West and Center Harbor knee-walls. The bids would be arriving by March 7. Bob Rae explained that the dock fees should provide the funds to operate, maintain, and repair the dock spaces. To date, nine slips were vacant. Replacing pilings was an ongoing project, with 25 to be replaced this year. He invited anyone interested in the docks to attend an upcoming Marine Committee Meeting.

Dennis Roarty reported on the Clubhouse Committee which has held two meetings to discuss updating that building. He has asked an interior designer to take a look at the space and will be seeking funds from the Board to retain her services. After some discussion from residents, Dennis asked for a straw vote to see if residents would like to move forward with this project. A show of hands indicated that a majority of those at the meeting approved going forward. Bob Rae reported on the Flagpole Project, saying he now has sufficient monies from donations and is waiting for the permits from the City. Mary Ellen Palenchar spoke for the Landscape Committee noting that Judy Martin now serves as Co-chair. She described the plans for the garden to surround the flagpole between Center Harbor and Eastport and referred to some of the trees and shrubs planned for that space. She asked that residents be as generous with donating to the garden as they had to the flagpole and thanked those who had already contributed to this project. Pat Davis, speaking for the Library Committee, gave a brief history of the library which began as a single bookcase in the billiard room and now holds over 2000 books, as well as DVD's, puzzles, board games, and magazines – all of which have been donated by residents. Ginny Dunleavy talked about the Morning Coffee which is not really a Committee, but a group of volunteers who set up, bake, and clean up after the monthly event. Evva Carpino reported that the Social Activities Committee sponsors many events and is open to all suggestions for new ones.

Bob Lorang returned to act as Chair of the meeting and recognized the following individuals who continue to volunteer their services to the Hillsboro Cove community: Kent Buckley, Raymond Moore, Ken Mason and Virgil Jones.

At 8:30, Joe DiCarlo was ready with the results of the election. In alphabetical order, results were: Lou Buscemi (184), Frank Kramer (63), Irving Levy (39), David Locke (170), Dick Martin (161), and Bob Rae (173). Having received the most votes, Lou, David, Dick and Bob would retain their positions on the Board.

Bob Lorang asked for a motion to adjourn. Bob Rae so moved, Iris Leipic seconded, and the motion carried.

Mary Ellen Palenchar, Secretary

